

**ADDENDUM TO
THE ENVISION SAN JOSÉ 2040 GENERAL PLAN
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
(SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to the Envision San Jose 2040 General Plan Final Environmental Impact Report (2040 General Plan FEIR) because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

File Number and Project Name: C15-042 Delmas Avenue Rezoning

Conventional Rezoning request to rezone four properties from LI Light Industrial to the DC Downtown Primary Commercial Zoning District on an approximately 0.47 gross acre site.

Location: The project is located on the northwest corner of West San Carlos and Delmas Avenue (267 and 279 Delmas Avenue; 405 West San Carlos Street). **Assessor's Parcel Numbers:** 259-46-046, -047, and -048 **Council District:** 3.

The environmental impacts of this project were addressed by a Final EIR entitled, "Envision San Jose 2040 General Plan Final Program Environmental Impact Report," and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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|---|---|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biotics | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Airport Considerations | <input type="checkbox"/> Microclimate |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Relocation Issues | <input checked="" type="checkbox"/> Construction Period Impacts |
| <input checked="" type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input type="checkbox"/> Greenhouse Gas Emissions | | |

ANALYSIS:

The proposed project was analyzed for environmental impacts resulting from the rezoning and was found to be adequately analyzed, in all resource areas except for Greenhouse Gas Emissions, by the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (FEIR).

The Bay Area Air Quality Management District (BAAQMD) established three thresholds of significance standards for determining if a development project would have a significant impact due to GHG emissions. These standards are: (1) demonstrated compliance with a qualified Greenhouse Gas Reduction Strategy; or (2) have annual GHG emissions of less than 1,100 metric tons of carbon dioxide equivalent per year (MT of CO₂e/yr); or (3) have annual GHG emissions of less than 4.6

metric tons per service population (residents plus employees). Projects that meet one of these three standards are considered to have a less-than-significant project impact for GHG emissions.

The BAAQMD, in their 2010 California Environmental Quality Act Air Quality Guidelines (2011 Update), established operational GHG screening criteria for GHG emissions based on land use type and project size using default emission assumptions in the URBEMIS GHG emission model. Projects smaller than the applicable screening criteria for the subject land use will not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance, and therefore will be considered to have a less than significant impact for GHG emissions. Projects larger than the BAAQMD screening criteria for the subject land use are required to analyze operational GHG emissions to determine if a significant GHG emission impact would occur.

The project includes the rezoning of an approximate 0.47 gross acre site from the LI Light Industrial Zoning District to the DC Downtown Primary Commercial Zoning District to allow for a broader range of future uses such as residential and commercial uses.

A 400-square foot building associated with vehicle sales use and a 900-square foot single family residence currently exist on the project site. Due to the size of the site (0.47 gross acres), the Diridon Station Area height limit of 110 feet, the required commercial use at the West San Carlos frontage (per the Diridon Station Area Plan), and the provision of off-street parking required by the Municipal Code, any future redevelopment of the site or change in land use in accordance with the new Zoning District will likely be below the BAAQMD's operational GHG screening criteria.

To illustrate this further, a future mixed use (residential/commercial) development with a maximum of 87 mid-rise apartment units and a maximum commercial space of 19,000 square feet would be below BAAQMD's operational greenhouse gas screening size criteria.

However, due to site constraints mentioned above, the potential future development is likely to be approximately 84 residential units and approximately 6,000 square feet of commercial space.

As the West San Carlos frontage is 150 feet in length, commercial space with an average of 40 feet in depth would total approximately 6,000 square feet, well below the maximum threshold of 19,000 square feet. It is likely that the future development would be similar in scale and size to the proposed development in the immediate vicinity. The development proposed (Project File No. H15-030) on the adjacent property is five stories high. If the future development on this site is also five stories, the first story would likely be comprised of commercial space and parking. The second through fifth floors would likely be comprised of residential units.

Based on the approximately 20,472 square foot size of the lot and an average residential unit size of 1,000 square feet, there would be a maximum of 21 units per floor, a total of 84 residential units. Therefore, a five-story project would be comprised of a maximum of 84 units and would be under BAAQMD's the maximum screening threshold of 87 units.

However, if future redevelopment of the site includes a density over BAAQMD criteria, a GHG analysis will be required at the Site Development Permit stage to confirm that GHG emissions will be below BAAQMD thresholds.

Future development and uses on the site will be required to comply with General Plan Policies established for the purpose of reducing GHG emissions and will not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of

greenhouse gases. The project is therefore considered to have a less than significant impact for GHG emissions.

No new or more significant environmental impacts beyond those identified in the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (FEIR) have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FEIR been identified.

This Addendum will not be circulated for public review, but will be attached to both the Strategy 2000 FEIR and the 2040 General Plan EIR, pursuant to CEQA Guidelines §15164(c).

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Planning, Building and Code Enforcement

10/26/15
Date


Deputy

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